



DEPARTMENT OF BUILDING AND DEVELOPMENT

**OCTOBER 8, 2009 PLANNING COMMISSION WORKSESSION**

**TO:** Loudoun County Planning Commission

**FROM:** Rory Toth, Planner, Zoning Administration  
Mark Stultz, Deputy Zoning Administrator

**DATE:** October 1, 2009

**RE:** *ZOAM-2009-0002 Zoning Ordinance Amendment to Restrict the Parking of Vehicles on Unpaved Surfaces and Limit Paved Parking Surface Areas Within Yards in Certain Residential and Planned Development Housing Zoning Districts*

The above referenced application was considered by the Planning Commission at their September 17, 2009 Public Hearing. Two members of the public spoke in favor of the proposed amendment. The Planning Commission identified a number of issues regarding the proposed amendment at the hearing and voted to send the amendment to a worksession for further discussion.

One of the concerns raised by several of the Commissioners at the public hearing was the lack of citizens that showed up to speak at the hearing to provide input. In addition to the newspaper advertisement required by the State Code and the Zoning Ordinance to give notice regarding the proposed Zoning Ordinance amendment, the Planning Commission Chair and Vice Chair directed Staff to send an e-mail to the Potomac/Sterling Outreach participants prior to the public hearing to make them aware of the hearing. This request was made because the amendment was initiated, in part, to address the issue of excessive parking in front yards and on unpaved surfaces that was frequently expressed during the Outreach project. An e-mail was sent on September 10, 2009 to the e-mail addresses provided on the County's most current list of Outreach participants. Of the approximately 680 e-mails sent, 66 e-mails were returned as undeliverable. An additional 10 email responses were received as automatic replies stating that the person was out of the office. It is assumed that the other e-mails were delivered.

As of October 1, 2009, Staff has received 3 phone calls and 8 e-mails from citizens regarding the amendment. All of the issues related to the draft regulations that have been identified to date by the public and the Planning Commission are provided in an issues matrix in Attachment 1 of this Staff Report. The issues matrix also includes Staff's analysis/response to the issues. Citizen e-mails received to date are also provided as Attachment 2 of this Staff Report. Attachment 3 includes a flow chart that summarizes the zoning ordinance violation enforcement process, which was requested at the Planning Commission public hearing.

Per the Planning Commission's direction at the September 17, 2009 public hearing, Staff sent an e-mail to the approximately 680 Potomac/Sterling Outreach participants on September 29, 2009 to inform them of the October 8, 2009 Planning Commission worksession. Staff also sent the email to Planning Commission members, Board of Supervisors and other Staff involved in the ZOAM. Another e-mail to the Potomac/Sterling Outreach participant e-mail list will be sent out the Monday before the October 8 worksession to ensure they are informed of the upcoming worksession.

## **II. ATTACHMENTS**

<b>Number</b>	<b>Description</b>	<b>Pages</b>
1.	Issues Matrix	A1-1-A1-4
2.	Comments/Emails from Citizens	A2-1-A2-11
3.	Zoning Enforcement Process Flow Chart	A3-1

**ZOAM-2009-0002, PARKING AND PAVING RESTRICTIONS IN YARDS**  
**ACCUMULATED ISSUES DISCUSSED AT PLANNING COMMISSION WORK SESSIONS AND PLANNING COMMISSION PUBLIC HEARING**

October 1, 2009  
Page 1

No.	ISSUE DESCRIPTION	RAISED BY	STAFF COMMENTS & RECOMMENDATION	PLANNING COMMISSION COMMENTS & RECOMMENDATION
1	<b>Public Notice</b> - One of the concerns raised by several of the Commissioners at the public hearing was the lack of citizens that showed up to speak at the hearing to provide input. The Commission discussed the options of holding an input session or a second public hearing to obtain additional input from the public on the proposed amendment. It was decided that this would be discussed further at the October 8 worksession.	Planning Commission	<p>Staff defers to the Planning Commission as to whether a public input session or an additional public hearing should be held to receive additional input on the proposed amendment. Staff requests direction from the Planning Commission on how the public should be informed of a future input session and/or public hearing, beyond the notice required by the State Code and Zoning Ordinance.</p> <p>The State Code and Section 6-601(C)(1) of the <u>Revised 1993 Loudoun County Zoning Ordinance</u> require that a notice of a public hearing regarding a zoning ordinance amendment be published in a newspaper with general circulation in the County. Such notice shall appear at least once a week for two (2) successive weeks and with the second advertisement not more than 21 and no fewer than five (5) calendar days prior to the public hearing. Such required notice was provided for this amendment.</p> <p>In addition to the required newspaper advertisement, the Planning Commission Chair and Vice Chair directed Staff to send an e-mail to the Potomac/Sterling Outreach participants prior to the public hearing to make them aware of the hearing. This request was made because the amendment was initiated, in part, to address the issue of excessive parking in front yards and on unpaved surfaces that was frequently expressed during the Outreach project. An e-mail was sent on September 10, 2009 to the e-mail addresses provided on the County's most current list of Outreach participants. Of the approximately 680 e-mails sent, 66 e-mails were returned as undeliverable and an additional 10 responses were received as automatic replies stating that the person was out of the office. It is assumed that the other e-mails were delivered.</p>	

**ZOAM-2009-0002, PARKING AND PAVING RESTRICTIONS IN YARDS**  
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October 1, 2009

Page 2

No.	ISSUE DESCRIPTION	RAISED BY	STAFF COMMENTS & RECOMMENDATION	PLANNING COMMISSION COMMENTS & RECOMMENDATION
			In addition, a press release was issued to the media on September 10, 2009 regarding the amendment and the Planning Commission public hearing. Furthermore, a brief description of the amendment, with a link to the Planning Commission Staff Report, was placed on the County's website on both the Zoning and Potomac/Sterling Outreach webpage. Documents and public comment are also available to the public through the LOLA system at <a href="http://www.loudoun.gov">www.loudoun.gov</a> .	
2	<p><b>Section 5-800(D) – Applicability</b> – The question was raised as to whether the regulations should apply only to single family detached lots in the Residential (R) and Planned Development – Housing (PD-H) Zoning Districts, as currently proposed?</p> <p>One citizen expressed the desire to have the amendment apply to Broad Run Farms, which is zoned A-3 and does not have community covenants.</p>	<p>Commissioner Chaloux</p> <p>James E. Kelly-Citizen (e-mail)</p>	Pursuant to the Board of Supervisors' direction with the approval of the Resolution of Intent to Amend, the regulations were drafted to only apply to single family detached lots in the Residential (R) and Planned Development – Housing (PD-H) Zoning Districts. If it is the desire of the Planning Commission to have the regulations apply to additional unit types and or zoning districts, a new Resolution of Intent to Amend will need to be approved, and a new public notice and Planning Commission public hearing will be necessary. Staff recommends that the Planning Commission move forward with the amendment for the zoning districts currently specified and, if desired, request that the Board of Supervisors consider adding additional zoning districts with a future amendment.	
3	<p><b>Section 5-800(D)(1) – 48 Hour Timeframe For Allowed Parking on Unpaved Surfaces</b> – There is a concern that the 48 hour time frame to allow parking in a front yard on an unpaved surface for the loading, unloading, cleaning and repair of vehicles will make it difficult to enforce the proposed regulations. It was also noted that the proposed 48 hour timeframe is not consistent with the 24 hour timeframe for the parking of recreational vehicles anywhere on a residential lot.</p>	<p>Commissioner Syska</p> <p>Commissioner Ruedisueli</p> <p>Commissioner Robinson</p> <p>Commissioner Chaloux</p>	Staff recommends that Section 5-800(D)(1) be revised to reduce the timeframe to 24 hours and to limit the purpose for the loading and unloading of vehicles only.	

A1-2

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Page 3

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4	<p><b>Section 5-800(D)(2) – Paved Parking Surface Percentages</b> - There is a concern that the proposed percentages of paved parking surfaces is excessive and would allow for too many cars to be parked in the front yard.</p> <p>The question was raised as to whether the regulations should limit the number of cars that can be allowed to park in the front yard.</p> <p>There was also the question as to whether the paving limitation should be based on the house building footprint – so that the building is always the predominant feature of the lot.</p>	<p>Commissioner Syska Commissioner Ruedisueli Commissioner Robinson Commissioner Chaloux</p>	<p>Staff recommends that the proposed percentages for the paved parking surfaces be retained. Staff does not recommend limiting the number of cars that should be permitted to park in the front yard. Staff has not considered paving limits based on the house footprint. If the Planning Commission wishes to pursue these other approaches, then a new Resolution of Intent to Amend will need to be approved, and a new public notice and Planning Commission public hearing will be necessary.</p>	
5	<p><b>Section 5-800(D)(2) – Paved Parking Surface Percentages</b> - The question was raised as to whether the regulations should include limits on the amount of paved parking surfaces that should be permitted in side and rear yards?</p> <p>Is there any way to discourage people from parking cars in the backyard without extending the ordinance there? Can driveways be limited to the front yard and/or can pavement be limited to the front yard.</p>	<p>Planning Commission- Chaloux</p> <p>Helen Casey-Citizen (e-mail)</p> <p>Commissioner Maio</p>	<p>The current regulations permit the parking of vehicles in the side and rear yards on paved surfaces only. However, the proposed regulations, as currently written, do not limit the amount of paving that can be provided in the side and rear yards. The amendment was drafted to primarily deal with the issue of excessive parking of vehicles and paved surfaces in the front yards, which is most visible from the street. The Resolution of Intent to Amend and the newspaper advertisement for the amendment were written broadly enough to allow the Commission to consider restrictions on paved surfaces on side and rear yards. However, depending on the extent of change proposed by the Commission, the County Attorney may need to be consulted regarding whether another public hearing is necessary.</p>	
6	<p><b>Lack of a Permit for Paving.</b> There is a concern that the County does not require a permit for installing paving.</p>	<p>Commissioner Syska</p>	<p>Currently, the County does not review paving at the time of a zoning permit for single family detached homes, as there are currently no requirements pertaining to paving. The County also does not currently require a permit for new or expanding paving. Staff proposes to check the paving for new homes at the time of zoning and/or occupancy permit. For existing homes, all paving that existed at the time of the adoption of the regulations will not be subject to the paving limits. Any new paving</p>	

A1-3

**ZOAM-2009-0002, PARKING AND PAVING RESTRICTIONS IN YARDS**  
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Page 4

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			installed after adoption of the regulations will be checked for compliance when a violation complaint is received. The addition of a requirement for a paving permit is outside the scope of this amendment and will require a new Resolution of Intent to Amend, a new public notice, and another Planning Commission public hearing.	
7	<b>How Will the Regulations Be Enforced</b> – Questions were raised as to how the regulations will be enforced.	Commissioner Syska  Stu Shatz-Citizen (e-mail)	Unless the Board of Supervisors directs otherwise, the proposed regulations will be enforced when the County receives a signed violation complaint. Staff has provided a chart as Attachment 3 of the Staff Report for the Oct. 8 <sup>th</sup> worksession that summarizes the zoning ordinance violation enforcement process. The site inspections can occur at night and on weekends, in addition to normal County working hours.	
8	<b>Do the Regulations Apply to Boats and Recreational Vehicles?</b> A question was raised as to whether the proposed regulations would apply to boats, trailers and recreational vehicles, and whether the regulations would allow someone to park a boat in the back yard on paving.	Ellen Barton – Citizen (Phone call)  James E. Kelly-Citizen (e-mail)	The regulations pertaining to the parking of boats, trailers and recreational equipment in residential districts are provided in Section 5-800(A) of the Zoning Ordinance. This amendment does not propose any changes to Section 5-800(A). Any such changes desired to this Section would be outside of the scope of this amendment and would require a new Resolution of Intent to Amend, a new public notice and another Planning Commission public hearing. Section 5-800(A) states that no major recreational equipment or any container constructed for the transportation or storage of such equipment shall be parked or stored on any road, lot, or dedicated open space in a residential district except in a car port or enclosed building or behind the nearest portion of a building to a street.	
9	<b>Do the Regulations Apply to Existing Gravel Driveways? Do the Regulations Require the Paving of Existing Gravel Driveways?</b>	Rich Lichvar-Citizen (e-mail)	Staff notes that the proposed regulations will not apply to existing paved driveways. Gravel driveways are included in the definition of “paved parking surface”. The regulations would not require gravel driveways to be paved with asphalt or concrete.	

A1-4

**Toth, Rory**

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**From:** DEPT-PLANDPT-PLANNING\_COMMISSION  
**Sent:** Wednesday, September 30, 2009 1:28 PM  
**To:** Stultz, Mark; Toth, Rory  
**Subject:** FW: Parking in Front Yards Ordinance

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**From:** Helen Casey [mailto:hecasey@msn.com]  
**Sent:** Monday, September 28, 2009 4:07 PM  
**To:** DEPT-PLANDPT-PLANNING\_COMMISSION  
**Subject:** FW: Parking in Front Yards Ordinance

My name is Helen Casey. I live at 46753 Winchester Drive, Sterling VA.

The parking ordinance does not seem to address the actual problems many of us are facing.

There are many homes where access to a back yard is more than available for parking of excess vehicles. For example, the house next to mine has a recently constructed two-vehicle wide concrete driveway which runs from the front of the house to the rear. Besides the many (up to 10 at a time) vehicles that are parked along this driveway, there is one van which has been parked at the rear of the yard, off the pavement, that has been there since October or November 2008. It has not been moved once. It had a "partner" for most of the same time, but that vehicle, after much effort, was moved out early this summer.

Further up the street, there is a property which has constructed a (second) driveway as well as a high fence blocking the view of the back yard. The concrete that was poured before the fence hid it went to the rear of the yard. It may house other vehicles than the several in both the driveways in the front of the yard. However, with the high fence and gate across the driveway, they cannot be seen from ground level.

Another closer homeowner moved their fence so that they could accommodate lots of cars on the driveway as well as on the lawn, and then moved at least one to the rear of the driveway, off the paved section.

The fact that there was not intended to be access to the rear yard for additional vehicles, etc., does not mean that the condition remained that way. New owners have their own uses for their property and make things work for them if there are no restrictions.

As for our own neighbor, we are grateful that their many vehicles do not park in front of our house anymore. The ones still in front of their house do block our line of sight when we are exiting our property, but we deal with that very, very carefully.

I regret that I cannot drive at night and therefore cannot attend public hearings. However, it does seem to me that if there is to be an ordinance, it ought to be done right and address some of the real problems our citizens have to live with today.

Sincerely,

Helen E. Casey

Attachment 2

A2-1

**Toth, Rory**

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**From:** DEPT-PLANDEPT-PLANNING\_COMMISSION  
**Sent:** Wednesday, September 30, 2009 1:24 PM  
**To:** Stultz, Mark; Toth, Rory  
**Subject:** FW: Email from Concerned Sterling Resident  
**Attachments:** Email from Concerned Sterling Resident

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**From:** DEPT-PLANDEPT-\*\*PLANNING\_DEPARTMENT  
**Sent:** Wednesday, September 30, 2009 8:55 AM  
**To:** DEPT-PLANDEPT-PLANNING\_COMMISSION  
**Subject:** FW: Email from Concerned Sterling Resident



**Toth, Rory**

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**From:** Quezada, Lauren  
**Sent:** Monday, September 28, 2009 11:57 AM  
**To:** DEPT-PLANDPT-\*\*PLANNING\_DEPARTMENT  
**Cc:** BOS  
**Subject:** Email from Concerned Sterling Resident

Planning Commission,

Please see the letter below from a concerned Sterling resident. I would like this letter to be made part of the public record.

Sincerely,

Eugene A. Delgaudio  
Sterling District Supervisor

Good Morning Scott,

Thanks for the updates. I have a request. Would you please drive over to 1309 N. Argonne Avenue, which is across the street from St. Matthew's Church, and look at the 15+ cars. It is a situation that may not be new to you and the Board. I have brought it to Eugene's attention on at least three occasions. In light of the new ordinance that is in discussion or possibly may have passed into law, it is time, long overdue that his house has so many related people, that require all of those vehicles. It is an eyesore and must be dealt with and brought to a successful conclusion immediately, if not sooner. This is a perfect example of what people believe that they can get away with, and people like you and I will sit on our hands and do nothing. Action must be now; not later. Just as you took immediate action with getting the lawn mowed at 302 E. Juniper Avenue, now is time the the Chairman do whatever is necessary to insist that the people in this house comply with the rules, the regulations, and the ordinances and the laws. We are taking Sterling Park back from those who believed that they could take over and the citizens and the Board would do nothing. This is a prime example that would send a message, loud and clear, that "we are mad as hell and won't take it anymore." Please advise me of your game plan. Call me at 703 450-4085. Thank you very much.  
Most Sincerely,

Howard Manas  
Manas Insurance Services  
P.O. Box 318  
Sterling VA 20167-0318  
703 430-1189 Office  
571 212-6314 Cell  
703 450-0561 Fax  
[howmanas@aol.com](mailto:howmanas@aol.com)  
[hmanas@sagepointadvisor.com](mailto:hmanas@sagepointadvisor.com)

**Toth, Rory**

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**From:** DEPT-PLANDEPT-PLANNING\_COMMISSION  
**Sent:** Wednesday, September 30, 2009 1:24 PM  
**To:** Stultz, Mark; Toth, Rory  
**Subject:** FW: Restrictions On Parking on lawns

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**From:** Kellieman@aol.com [mailto:Kellieman@aol.com]  
**Sent:** Tuesday, September 29, 2009 7:44 PM  
**To:** DEPT-PLANDEPT-PLANNING\_COMMISSION  
**Subject:** Restrictions On Parking on lawns

Commissioners:

The local press has reported that the Planning Commission may recommend an ordinance that would restrict parking cars and trucks on lawns in front of residences. I strongly endorse such a restriction. I hope that it will also apply to boats, trailers and recreational vehicles. I hope also that it will apply to other than just areas zoned residential.

I live in Broad Run Farms, a community zoned A-3, that has no community covenants. Some lawns here have not only cars or trucks on them, but pontoon boats, RVs, hauling trailers of all variety, etc. They severely deface the community. Without covenants, there is no way for the Community to contain them. A county ordinance restricting such unsightly practices would remedy this problem. Not parking on one's front lawn is a simple, widely accepted appearance standard. Requiring Loudoun citizens to observe it would not be an undue burden.

James E. Kelly  
20293 Youngs Cliff Road  
Sterling, VA 20165

## Toth, Rory

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**From:** Barbara Nichols [bnichols@troutcacheris.com]  
**Sent:** Wednesday, September 30, 2009 10:07 AM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Mr. Roth

As suggested in your email, I went to the LOLA to submit a comment regarding this proposed zoning amendment. After typing in the comment, I received a "stacking error" and my comment would not submit so I am sending it to you this way.

My home address is 1815 N Brunswick Street, Sterling, Virginia 20164. Phone 703-421-7205. My comment is:

As a citizen living near several of the properties depicted in the photos at Attachment 4 to the BOS Action Item underlying ZOAM 2009-0002 (which was submitted MORE THAN A YEAR AGO), I would like to know what can be done to expedite this land application and have the zoning ordinance finally modified. The county's failure to act has permitted further deterioration to our neighborhoods. Please snap to it!

Barbara A. Nichols  
Office Manager  
Trout Cacheris, PLLC  
1350 Connecticut Avenue, N.W.  
Suite 300  
Washington, D.C. 20036  
(202) 464-3301

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**From:** Toth, Rory [mailto:Rory.Toth@loudoun.gov]  
**Sent:** Tuesday, September 29, 2009 4:46 PM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Dear Potomac/Sterling Outreach Project Participant and/or Home Owners Association Representative:

You are listed as a participant and/or representative for your community's Homeowners Association (HOA) for the Potomac/Sterling Outreach Project. The purpose of this letter is to inform you of the upcoming October 8, 2009 Planning Commission Worksession regarding Zoning Ordinance Amendment (ZOAM) 2009-0002, Parking and Paving Restrictions in Yard Areas. The worksession will begin at 6:00PM and will be held in the Purcellville Room located on the 1<sup>st</sup> floor of the Loudoun County Government Center at 1 Harrison Street, S.E. in Leesburg, VA. The purpose of the worksession is to have the Commissioners address additional questions and concerns brought forward at the Planning Commission Public Hearing held on September 17, 2009; further discuss the proposed draft text shown in Attachment 1 of the Planning Commission September 17, 2009 Staff Report; and consider obtaining additional public comment with a public input session and/or an additional public hearing on ZOAM-2009-0002.

This proposed amendment is intended to address some of the key issues raised during the Potomac/Sterling Outreach project that occurred from February through October of 2008. The amendment proposes to restrict the parking of vehicles in yards, on unpaved surfaces, and limit the amount of paved parking surface permitted in yards. As currently proposed, the Amendment would apply to single family detached dwellings on lots in the R-

1, R-2, R-3, R-4 and R-8 Residential Zoning Districts and the portions of the Planned Development-Housing (PD-H) Zoning District that are administered as an R-1, R-2, R-3, R-4 and R-8 Zoning District. The amendment proposes to incorporate the new regulations into Section 5-800 of the Zoning Ordinance, *Limitations on Vehicles in Residential Districts*.

A copy of the September 17, 2009 Planning Commission Staff Report, including the proposed draft text and Attachments is attached. The Staff report and proposed Zoning Ordinance text can also be viewed at the Department of Building & Development counter on the second floor in the Loudoun County Government Center and is available for public review on the Loudoun County website at [www.loudoun.gov](http://www.loudoun.gov) by clicking on the "Government Tab", selecting Planning Commission under "Quick Links," selecting "Public Hearing Packets" and selecting the September 17, 2009 Planning Commission public hearing packet folder. The Staff Report is also posted on the Potomac/Sterling Outreach and the Zoning Division websites, which may be accessed by going to [www.loudoun.gov](http://www.loudoun.gov) and selecting either Potomac/Sterling or Zoning in the pull down menu under Hot Topics. In addition, the public may access information and provide public comment regarding the ZOAM on the Loudoun Online Land Applications System (LOLA) by going to [www.loudoun.gov](http://www.loudoun.gov) and selecting LOLA in the Hot Topics.

If you have any questions regarding this correspondence or would like to provide comments via email, please contact Mr. Rory Toth, Planner, ([rory.toth@loudoun.gov](mailto:rory.toth@loudoun.gov)) or Mr. Mark Stultz, Deputy Zoning Administrator at (703) 777-0397.

**Toth, Rory**

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**From:** Rich Lichvar [rich.lichvar@verizon.net]  
**Sent:** Tuesday, September 29, 2009 6:57 PM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Rory,

I oppose this Amendment and will tell Eugene Delgaudio I oppose it. I believe homeowners who have graveled extensions, as I have, to their parking should be exempted. In these economic conditions it is simply too costly to have the additional space paved (not to mention the asphalt portion of my driveway needs re-doing as well).

Richard L. Lichvar  
46671 Winchester Drive  
Sterling, VA 20164

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**From:** Toth, Rory [mailto:Rory.Toth@loudoun.gov]  
**Sent:** Tuesday, September 29, 2009 4:46 PM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Dear Potomac/Sterling Outreach Project Participant and/or Home Owners Association Representative:

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This proposed amendment is intended to address some of the key issues raised during the Potomac/Sterling Outreach project that occurred from February through October of 2008. The amendment proposes to restrict the parking of vehicles in yards, on unpaved surfaces, and limit the amount of paved parking surface permitted in yards. As currently proposed, the Amendment would apply to single family detached dwellings on lots in the R-1, R-2, R-3, R-4 and R-8 Residential Zoning Districts and the portions of the Planned Development-Housing (PD-H) Zoning District that are administered as an R-1, R-2, R-3, R-4 and R-8 Zoning District. The amendment proposes to incorporate the new regulations into Section 5-800 of the Zoning Ordinance, *Limitations on Vehicles in Residential Districts*.

A copy of the September 17, 2009 Planning Commission Staff Report, including the proposed draft text and Attachments is attached. The Staff report and proposed Zoning Ordinance text can also be viewed at the Department of Building & Development counter on the second floor in the Loudoun County Government Center and is available for public review on the Loudoun County website at [www.loudoun.gov](http://www.loudoun.gov) by clicking on the "Government Tab", selecting Planning Commission under "Quick Links," selecting "Public Hearing

Packets” and selecting the September 17, 2009 Planning Commission public hearing packet folder. The Staff Report is also posted on the Potomac/Sterling Outreach and the Zoning Division websites, which may be accessed by going to [www.loudoun.gov](http://www.loudoun.gov) and selecting either Potomac/Sterling or Zoning in the pull down menu under Hot Topics. In addition, the public may access information and provide public comment regarding the ZOAM on the Loudoun Online Land Applications System (LOLA) by going to [www.loudoun.gov](http://www.loudoun.gov) and selecting LOLA in the Hot Topics.

If you have any questions regarding this correspondence or would like to provide comments via email, please contact Mr. Rory Toth, Planner, ([rory.toth@loudoun.gov](mailto:rory.toth@loudoun.gov)) or Mr. Mark Stultz, Deputy Zoning Administrator at (703) 777-0397.

## Toth, Rory

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**From:** Ross [ross.blackbird@verizon.net]  
**Sent:** Wednesday, September 16, 2009 5:38 PM  
**To:** York, Scott; Bartok, Robin (cnty gov); Sargent, Rachel; eugenedelgaudio@erols.com; Toth, Rory; BOS  
**Subject:** Re: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

The only purpose that these extra ordinances will serve is to give the crooked Sheriff's department more reason to harass the taxpayers of this county.

We can only assume that anyone who votes for these new ordinances are only interested in harassing their constituents more than they already are.

Stop the cycle of abuse NOW!

Give us a 50% tax cut NOW!

Ross Coffelt

----- Original Message -----

**From:** Toth, Rory  
**To:** Toth, Rory  
**Sent:** Thursday, September 10, 2009 10:40 AM  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Dear Potomac/Sterling Outreach Project Participant and/or Home Owners Association Representative:

You are listed as a participant and/or representative for your community's Homeowners Association (HOA) for the Potomac/Sterling Outreach Project. The purpose of this letter is to inform you of the upcoming September 17, 2009 Planning Commission public hearing regarding Zoning Ordinance Amendment (ZOAM) 2009-0002, Parking and Paving Restrictions in Yard Areas. The public hearing will begin at 6:00PM and will be held in the Board Room located on the 1<sup>st</sup> floor of the Loudoun County Government Center at 1 Harrison Street, S.E. in Leesburg, VA.

This proposed amendment is intended to address some of the key issues raised during the Potomac/Sterling Outreach project that occurred from February through October of 2008. The amendment proposes to restrict the parking of vehicles in yards, on unpaved surfaces, and limit the amount of paved parking surface permitted in yards. The Amendment would apply to single family detached dwellings on lots in the R-1, R-2, R-3, R-4 and R-8 Residential Zoning Districts and the portions of the Planned Development-Housing (PD-H) Zoning District that are administered as an R-1, R-2, R-3, R-4 and R-8 Zoning District. The amendment proposes to incorporate the new regulations into Section 5-800 of the Zoning Ordinance, *Limitations on Vehicles in Residential Districts*.

A copy of the September 17, 2009 Planning Commission Staff Report, including the proposed draft text and Attachments, and a County News Release dated September 9, 2009 is attached. The Staff report and proposed Zoning Ordinance text can also be viewed at the Department of Building & Development counter on the second floor in the Loudoun County Government Center. The Staff report and proposed Zoning Ordinance text will also be available for public review prior to the public hearing and on the Loudoun County website at [www.loudoun.gov](http://www.loudoun.gov) by clicking on the "Government Tab", selecting Planning Commission under "Quick Links," selecting "Public Hearing Packets" and selecting the September 17, 2009 Planning Commission public hearing packet folder.

If you have any questions regarding this correspondence, please contact Mr. Rory Toth, Planner, or Mr. Mark Stultz, Deputy Zoning Administrator at (703) 777-0397.

**Toth, Rory**

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**From:** stushatz@comcast.net  
**Sent:** Thursday, September 10, 2009 5:32 PM  
**To:** Toth, Rory  
**Subject:** Re: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Yea!!! Finally!!!!

The most egregious violations occur at night and on weekends- when zoning inspectors aren't working. How will this be enforced??

Stu Shatz

----- Original Message -----

**From:** "Rory Toth" <Rory.Toth@loudoun.gov>  
**To:** "Rory Toth" <Rory.Toth@loudoun.gov>  
**Sent:** Thursday, September 10, 2009 10:40:19 AM GMT -05:00 US/Canada Eastern  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Dear Potomac/Sterling Outreach Project Participant and/or Home Owners Association Representative:

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**Toth, Rory**

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**From:** Judy Hines [judy.hines@verizon.net]  
**Sent:** Thursday, September 10, 2009 2:56 PM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

I live in Leesburg, so I think the proposed zoning ordinance doesn't apply to me.

*Judy Hines*

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**From:** Toth, Rory [mailto:Rory.Toth@loudoun.gov]  
**Sent:** Thursday, September 10, 2009 10:40 AM  
**To:** Toth, Rory  
**Subject:** RE: Proposed Zoning Ordinance Amendment-ZOAM-2009-0002 Parking and Paving Restrictions in Yard Areas

Dear Potomac/Sterling Outreach Project Participant and/or Home Owners Association Representative:

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# Loudoun County Department of Building & Development Zoning Enforcement Process

